

16 STONECOTE RIDGE
BUSSAGE



WHITAKER
SEAGER



16 STONECOTE RIDGE, BUSSAGE, STROUD, GL6 8JY

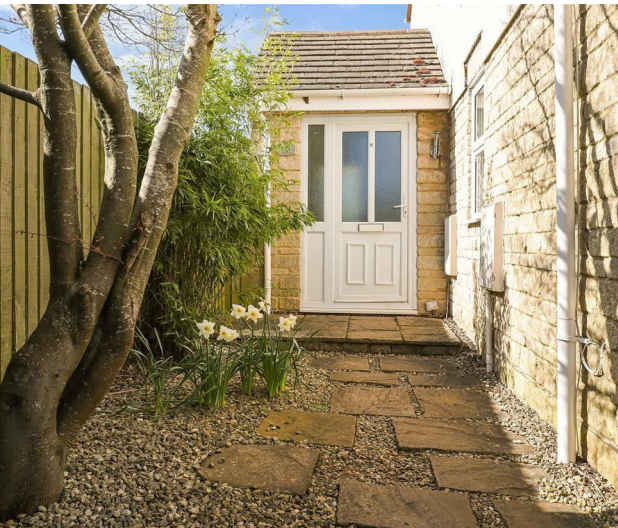
A DETACHED 4 BEDROOM FAMILY HOME, WITH
AN OPEN ASPECT, ENCLOSED REAR GARDEN
PARKING AND GARAGE.

The property

Tucked away in a corner of Stonecote Ridge and enjoying an open aspect over Bussage Primary School playing fields, this attractive detached four-bedroom family home offers spacious and well-balanced accommodation. The property has been thoughtfully updated over the years to suit modern family living, with a particularly generous entrance hall/with adjoining rear porch providing a welcoming and practical space. From here, an inner hallway leads to the main living areas, with stairs rising to the first floor. The sitting room is positioned at the front of the house and benefits from double-aspect windows. To the rear, the kitchen spans the width of the property and is fitted with a range of modern wall and base units, along with integrated appliances including an oven, hob, and dishwasher. The dining area within the kitchen opens via French doors into the conservatory. The conservatory is a valuable additional living space, featuring a tiled floor, central heating, fixed roof

blinds, and French doors opening onto the rear garden, ideal for year-round use and a green outlook in the colder months. A convenient downstairs cloakroom completes the ground floor, while wood-effect flooring runs seamlessly through the hall, sitting room, kitchen, and conservatory. Upstairs, the first-floor landing provides access to four bedrooms and the family bathroom. The principal bedroom benefits from its own en-suite shower room, while the remaining three bedrooms are served by a modern family bathroom, complete with a shower over the bath and stylish floating vanity storage. An integrated single garage offers useful storage or potential for conversion into additional living space, subject to the necessary consents. Information surrounding covenants from when the property was built are available upon request.





Guide price £450,000

- Entrance hall and cloakroom
 - Sitting room
 - Kitchen/dining room
 - Conservatory
 - Main bedroom with ensuite shower room
 - 3 further bedrooms
 - Family bathroom
 - Integral garage and private parking
 - Gas central heating. Mains drainage
 - Ofcom - Ultrafast broadband available - good outdoor mobile coverage
-

WITHIN EASY REACH...

- Tesco and Frithwood Doctors Surgery - 0.4 of a mile*
- Stroud - 5 miles*
- Kemble - 10 miles*
- Cirencester - 11 miles*
- Cheltenham - 14 miles*
- Gloucester - 15 miles*
- Bath - 31 miles*
- Bristol - 34 miles*

Outside

The property benefits from a right of access over the neighbouring properties driveways, this leads to a private tarmac driveway, that combined with the integral single garage provides ample parking. The main garden lies to the rear of the property and enjoys an open aspect, backing onto Bussage Primary School playing fields. It is laid mainly to lawn, complemented by mature planting and a combination of gravelled, paved, and decked seating areas. The owner is required to pay a fair proportionate amount towards the maintenance of the shared driveway.

Situation

Stonecote Ridge is situated within the highly sought-after Manor Farm development, located on the edge of Chalford and Bussage. Its proximity to a range of local amenities makes this an appealing location for a variety of buyers. Facilities include Bussage Primary School, Thomas Keble Secondary School, Tesco Metro, Boots Pharmacy, and Frithwood Doctors Surgery. For more comprehensive amenities, the market towns of Stroud (approximately 5 miles to the west) and Cirencester (approximately 10 miles to the east) offer a wider range of shopping, leisure facilities, and schooling, including Stroud High School and Marling Grammar School. Situated at the meeting point of the Five Valleys, Stroud and its surrounding villages provide an abundance of picturesque countryside walks. Scenic routes also give access to the centres of Cheltenham and Gloucester, while mainline railway stations at Stroud (approximately 5 miles) and Kemble (approximately 10 miles) offer direct services to London Paddington.



Approximate Gross Internal Area = 113.6 sq m / 1223 sq ft
 Garage = 12.0 sq m / 129 sq ft
 Total = 125.6 sq m / 1352 sq ft



Illustration for identification purposes only, measurements are approximate, not to scale. Fourlabs.co © (ID1284917)

Energy Efficiency Rating		
	Current	Potential
Very energy efficient - lower running costs		
(92 plus) A		
(81-91) B		83
(69-80) C		
(55-68) D	61	
(39-54) E		
(21-38) F		
(1-20) G		
Not energy efficient - higher running costs		
England & Wales	EU Directive 2002/91/EC	



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PrimeLocation.com Zoopla rightmove

Useful Information

Tenure: Freehold

Postcode: GL6 8JY

Viewing: Strictly by appointment through Whitaker Seager.

Fixtures and Fittings: Only those items mentioned are included. All other items are specifically excluded, although some may be available by separate negotiation if required.

Local Authorities: Stroud District Council. Council Tax Band D and EPC rating D

Whitaker Seager wishes to inform prospective purchasers that these sales details have been prepared as a general guide. We have not carried out a survey or tested the services, appliances or fittings. Room sizes, areas and distances are approximate and rounded. As such measurements should not be relied upon for carpets and furnishings. Formal notice is also given that all fixtures and fittings, carpets, curtains/blinds and kitchen equipment, fitted or not, can be removed by the vendor unless specifically itemised in these details. It should not be assumed that all the necessary planning and building regulation consents have been sought. Purchasers must satisfy themselves by inspecting the property and seeking professional advice.

